



Emergency Solutions Grant: Rapid Re-Housing Programs

Sponsored by
Division of Housing Stabilization Division, DHCD and HUD
Facilitated by Cloudburst Consulting

October 31st, 2012

Speakers:

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Agenda

- ▶ Introductions
- ▶ DHCD's goals for RRH Programs, Associate Director Robert Pulster
- ▶ Review of key program requirements for RRH programs
- ▶ Feedback/question and answer session

Submitting Questions during the Webinar

- ▶ As we present, submit any questions via the “questions” function in the Go To Webinar dashboard
- ▶ Questions will be answered by DHCD or Cloudburst to the extent possible during the webinar
- ▶ If time allows, questions will be answered in the Q. and A. session at the end of webinar
- ▶ Unanswered questions at the end of the webinar will be responded to by DHCD through email and will be made available on the ESG website

DHCD ESG Website

- ▶ <http://www.mass.gov/hed/housing/stabilization/emergency-solutions-grant.html>

DHCD's goals for RRH Programs

Robert Pulster, Associate Director, Division of
Housing Stabilization

ESG Funds FY'13 and FY'14

FY'13 RFR	Outcomes	Component	Obligated	Description
\$1,949,400	287 Ind , 47 family beds	Shelter Support	\$1,844,272	Otherwise unfunded emerg. beds
\$2,000,000	1,000 Rapidly Re-Housed	Rapid Rehousing	\$2,000,000	1,000 Indiv. from emerg. shelter to housing
\$1,704,652	983 ELI Evictions Prevented	Prevention	\$1,589,652	Prevent 983 ELI HHs from entering shelter
\$5,654,052			\$5,433,924	
FY'14		Component	Obligations?	
Need RFR		Shelter Support	\$1,261,677	Eliminate/Keep??? Performance
		Rapid Rehousing	\$1,261,677	Eliminate/Keep??? Performance
		Prevention	\$1,261,677	Eliminate/Keep??? Performance
\$3,785,000			\$3,785,000	

Rapid Re-Housing is a **Pilot** to assess effectiveness in eliminating the need for unfunded beds

Prevention is a **Pilot** to assess effectiveness in reducing the # of HHs entering emerg. shelter

Only have until 12/31/12 to prove effectiveness!!

Re-Housing individuals to prevent long term stays

▶ Most likely to exit on their own:

- Age: 18–29
- Past history of employment or employed
- No arrest history
- Support of family or friends

▶ Less likely to exit on their own:

- Age: 44+
- No employment history
- Arrest history
- No support networks

American Journal of Public Health 10:2005. NYC study of 445 homeless men & women with their initial period of homelessness within 2 weeks before shelter entry. Used at least 8 standardized clinical structured interviews and instruments to assess illness characteristics, mental health, substance abuse history, prior living situations, educ., employment, out-of-home placements, PTSD, personality disorders, family support assessment, psych. adjustment levels, arrest history, etc.

In their first 30 days

After 90 Days

Review of Key Program Requirements

Please note: This webinar is specific to DHCD Rapid Re-Housing programs.

Please have a copy of the Rapid Re-Housing Recordkeeping and Reporting Requirements available during this presentation.

Homeless Eligibility

- ▶ Individual(s) must be literally homeless, in an emergency shelter or place not meant for habitation (shelter cannot require the guest to sign an occupancy or program agreement)
- ▶ Transitional shelter housing is not eligible
- ▶ If fleeing DV, individual must still be in a shelter or place not meant for habitation

Income Eligibility

- ▶ No income limit for Rapid Re-Housing
- ▶ DHCD requires income information to be gathered at intake & exit to track income changes in HMIS

Insufficient Financial Resources and Support Networks

- ▶ “But For”
- ▶ Required at intake and on a quarterly basis
- ▶ Meant to document the lack of resources (e.g., family, friends, faith-based or other social networks)
- ▶ Use form. Be clear and be specific!!!

Allowable Services – Non-Subsidized Housing (max. \$4,000)

- ▶ First month's rent
- ▶ Last month's rent
- ▶ Security deposit (up to 1 full month of rent)
- ▶ Rental application fees
- ▶ Utility deposit/payments (including arrears)
- ▶ Moving costs
- ▶ Rental assistance (shallow subsidy, no more than 12 months)

Allowable Services – Subsidized Housing (max. \$2,000)

- ▶ Security deposit (up to one full month of rent)
- ▶ Rental application fees
- ▶ Utility deposits/payments
- ▶ Moving costs

VASH recipients should get security deposit from Veterans Service Office or from Support Services for Veteran Families (SSVF).

Many applicants for permanent supportive housing programs can get a security deposit from either PHAs or Regional Administering Agencies.

Moving Costs

- ▶ Rental truck
- ▶ Moving company
- ▶ Storage fees:
 - 3 months maximum
 - Only allowable from participant enrollment date to the date the participant becomes housed
 - Payment of storage arrears is not eligible under ESG

Shelter and Housing Standards

- ▶ Habitability standards apply for all households receiving ESG assistance, includes legal assistance only or arrears only
- ▶ Use the Housing Shelter and Housing Standards Inspection Checklist issued by DHCD

Lead Based Paint

- ▶ Visual assessment, included in the habitability checklist
- ▶ Applies to all units receiving assistance if constructed before 1978 AND a child under the age of 6 or pregnant woman will live there
- ▶ Online certification process. Go to:
<http://www.hud.gov/offices/lead/training/visualassessment/h00101.htm>

Fair Market Rent

- ▶ Local FMR limits can be found at:
<http://www.huduser.org/portal/datasets/fmr.html>
- ▶ Only applies for rental assistance (including first months rent)
- ▶ Total rent must be at or below FMR for same size unit
- ▶ Total rent = unit rent + any fees required for occupancy under the lease (other than late fees and pet fees) + monthly allowance for utilities (excluding telephone) under tenant responsibility
- ▶ Contact your regional housing authority to obtain local utility allowance schedules

Rent Reasonableness

- ▶ Consult your local PHA for rent reasonableness standards
- ▶ Comparable rents can be checked by using a market study or by reviewing comparable units advertised for rent
- ▶ Use Rent Reasonableness checklist (see DHCD website for a copy)

Proof of Housing Ownership

- ▶ Deed
- ▶ Current water bill
- ▶ Current mortgage payment
- ▶ Recent tax bill, etc.

Leasing Requirements

- ▶ At-Will Tenancy is acceptable
- ▶ Lease must be in writing and include:
 - Tenant name
 - Address of unit
 - Term of tenancy
 - Move in date
 - Rent amount
 - Responsibility for utilities; and be
 - Signed and dated
- ▶ An ESG sub-recipient must have a copy of signed lease prior to authorizing any payments to the property owner

Rental Assistance Agreement

- ▶ The lease is not the Rental Agreement (RA)
- ▶ The RA must be between property owner and the sub-recipient or sub-contractor actually making the payment
- ▶ The RA is required before ANY payment is made to the property owner
- ▶ Must document terms of assistance
- ▶ Must require the property owner to submit a copy to the sub-recipient of any notice to the tenant that could lead to an eviction

Housing Stability Case Management

- ▶ Monthly
- ▶ In person or over the phone
- ▶ Clear, concise, comprehensive case notes
- ▶ Keep participants enrolled at least 3 months
- ▶ We expect participants will remain housed for at least 12 months and that we will receive quarterly updates on their status.

Quarterly Assessments

- ▶ Formal Re-certification not required until the participant has been enrolled for 12 months
- ▶ Increase in income at quarterly assessment should not disqualify a household
- ▶ Includes a review of financial resources and support networks
- ▶ DHCD requires quarterly assessment to:
 - Document income changes
 - Document household changes
 - Document progress towards housing stability

HMIS

- ▶ Must complete an entry assessment, quarterly assessments, and exit assessment
- ▶ Must collect program level data
- ▶ Must produce APR on a quarterly basis
- ▶ Due dates:
 - October 15th, 2012
 - January 15th, 2013
 - April 15th, 2013
 - July 15th, 2013 (Final APR)
 - Email to elisa.bresnahan@state.ma.us

Feedback Session

- Any questions pertaining to the topics covered
- Challenges/barriers that may be affecting program implementation

Please use the “Raise Your Hand”
function

Thank You for Attending!

- ▶ Future webinars (Wednesdays at 11am)
 - 11/14 Homelessness Prevention
 - 11/28 Tips for a Successful Site Visit
 - 12/12 DHCD ESG Updates and Q&A Session

Please email follow up questions to
elisa.bresnahan@state.ma.us or 617-
573-1393